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PRESS RELEASE

FOR IMMEDIATE RELEASE

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NORTHERN TRUST SECURES RESOLUTION TO GRANT PLANNING PERMISSION FOR UP TO 160 HOMES AT SKELLOW, DONCASTER

Northern Trust Land Ltd is pleased to announce that it has secured a resolution to grant planning permission for a residential development of up to 160 new homes on a 6.4-hectare site located on land off Crabgate Lane, Skellow, Doncaster, subject to the completion of a Section 106 agreement.

The outline consent represents a significant milestone in bringing forward this sustainably located site, which forms the southern half of a wider residential allocation.

The proposed development will deliver a high-quality, policy-compliant residential scheme, including 23% affordable housing, open space provision, Green Belt compensation, and a financial contribution to the South Yorkshire Mayoral Combined Authority. The scheme will also deliver 10% Biodiversity Net Gain, ensuring ecological enhancements and long-term environmental benefits alongside new homes for the local community.

John Tootell, Strategic Land Director at Northern Trust, commented: *"We are delighted to have secured this resolution to grant planning permission for land off Crabgate Lane, Skellow, which represents an important step in unlocking this allocated site for much-needed new homes. The scheme has been carefully designed to meet all policy requirements, including the delivery of affordable housing, biodiversity enhancements and green infrastructure, ensuring a sustainable and well-balanced development."*

We have worked closely with our professional team and the local authority throughout the planning process, and we look forward to progressing the Section 106 agreement and bringing the site forward to the market."

Planning consultancy support was provided by Pegasus Group, with Eddisons providing expert highways and transportation advice. Fisher German will be leading the marketing and disposal strategy for the site, seeking a development partner to deliver the scheme.

This latest planning success reinforces Northern Trust's continued commitment to promoting strategic land opportunities across the UK, supporting the delivery of sustainable new homes and contributing positively to local communities.

For further details on Northern Trust Land please visit the website at www.ntland.co.uk or contact the team on 01257 238555.

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Notes to Editors:

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Northern Trust is a family-owned private company, established in 1962, with a successful track record in property investment, development and strategic land promotion.

The existing property portfolio extends to 9 million sq ft of industrial, trade counter and office parks, together with more than 4,500 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

The Industrial and Office portfolio contains more than 4,000 individual units with industrial unit sizes ranging from as little as 285 sq ft up to c 50,000 sq ft and office suites from as little as 1 person upwards. Premises are situated in over 200 separate locations and the portfolio extends from the South Midlands to the central belt of Scotland. Through recent acquisitions and new development over 500,000 sq ft has been added to the portfolio within the last 2 years. The portfolio is actively managed by Northern Trust's Regional Teams with offices in the North West, North East, Yorkshire, Midlands and Scotland.

New and existing customers looking for industrial and office accommodation can search the NTProperties.co.uk website.

In addition, the development team has project managed the construction of circa 4 million sq ft of commercial space in 50 locations with over 600,000 sq ft currently on site or in the development pipeline.

The strategic land team at **Northern Trust** has secured planning for circa 4,500 new homes over the last 2 years and has current projects covering more than 60 sites with potential to bring forward more than 10,000 new homes. The company works closely with landowners, developers, local authorities and local communities to deliver development across the UK. Please see NTLand.co.uk website for further details.

Northern Trust has substantial funds available for new investment, development, and strategic land acquisitions throughout the UK. For more information please visit the website at www.northerntrust.co.uk

